

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charlotte Consortium State: NC

PJ's Total HOME Allocation Received: \$38,470,334 PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|------------------------------------------------------------------|----------|---------------|-------------------|---------------|------------------------------|---------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | PJs in State: 18 | | | | |
| % of Funds Committed | 89.80 % | 89.36 % | 8 | 90.66 % | 49 | 44 | |
| % of Funds Disbursed | 86.24 % | 81.30 % | 4 | 81.06 % | 73 | 69 | |
| Leveraging Ratio for Rental Activities | 5.7 | 6.07 | 1 | 4.62 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 76.70 % | 87.53 % | 15 | 81.27 % | 22 | 20 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 73.08 % | 70.97 % | 9 | 68.23 % | 51 | 50 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 68.32 % | 77.66 % | 14 | 79.86 % | 15 | 18 | |
| % of 0-30% AMI Renters to All Renters*** | 30.29 % | 36.84 % | 10 | 44.82 % | 23 | 25 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 90.32 % | 95.87 % | 15 | 94.65 % | 17 | 17 | |
| Overall Ranking: | | | In State: 10 / 18 | | Nationally: 33 37 | | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$6,680 | \$9,894 | | \$25,419 | 1,291 Units | 35.20 % | |
| Homebuyer Unit | \$10,217 | \$11,266 | | \$14,530 | 2,204 Units | 60.10 % | |
| Homeowner-Rehab Unit | \$38,075 | \$24,072 | | \$20,251 | 21 Units | 0.60 % | |
| TBRA Unit | \$7,006 | \$1,758 | | \$3,156 | 153 Units | 4.20 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charlotte Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$49,975 | \$93,498 | \$46,930 |
| State:* | \$67,987 | \$81,398 | \$25,291 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|
| White: | 8.6 | 6.7 | 9.5 | 7.2 |
| Black/African American: | 89.6 | 83.0 | 85.7 | 91.5 |
| Asian: | 0.1 | 1.3 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.1 | 0.0 | 0.0 |
| Black/African American and White: | 0.1 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.1 | 0.6 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|
| Hispanic | 1.5 | 8.3 | 4.8 | 1.3 |
|----------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|
| 1 Person: | 41.9 | 32.3 | 23.8 | 13.1 |
| 2 Persons: | 27.1 | 25.6 | 52.4 | 26.1 |
| 3 Persons: | 19.6 | 23.0 | 4.8 | 19.6 |
| 4 Persons: | 8.0 | 11.1 | 4.8 | 16.3 |
| 5 Persons: | 2.3 | 5.0 | 9.5 | 11.8 |
| 6 Persons: | 1.0 | 2.2 | 4.8 | 9.8 |
| 7 Persons: | 0.0 | 0.5 | 0.0 | 2.6 |
| 8 or more Persons: | 0.0 | 0.3 | 0.0 | 0.7 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|
| Single/Non-Elderly: | 33.1 | 64.3 | 14.3 | 15.7 |
| Elderly: | 18.6 | 4.0 | 71.4 | 3.3 |
| Related/Single Parent: | 41.1 | 13.1 | 4.8 | 60.1 |
| Related/Two Parent: | 6.1 | 9.5 | 4.8 | 9.2 |
| Other: | 1.1 | 9.1 | 4.8 | 11.8 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|------------------------------------------------------------------|------------------------------------------------------------------------------|
| Section 8: | 7.4 | 0.1 [#] |
| HOME TBRA: | 2.1 | |
| Other: | 8.3 | |
| No Assistance: | 82.2 | |

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charlotte Consortium

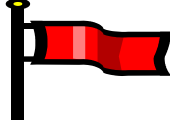
State: NC

Group Rank: 33
(Percentile)

State Rank: 10 / 18 PJs

Overall Rank: 37
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---------------------------------------------------------------|------------|--------------|--------------------------------------------------------------------------------------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 76.7 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 73.08 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 68.32 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 90.32 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 2.01 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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